
EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

October 31, 2023

Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: Paul Fallon and Fergal McCaul
Lot Lie Relocation
1725 Coon Hill Road. –
Tax ID # 035.-01-19.1&19.2

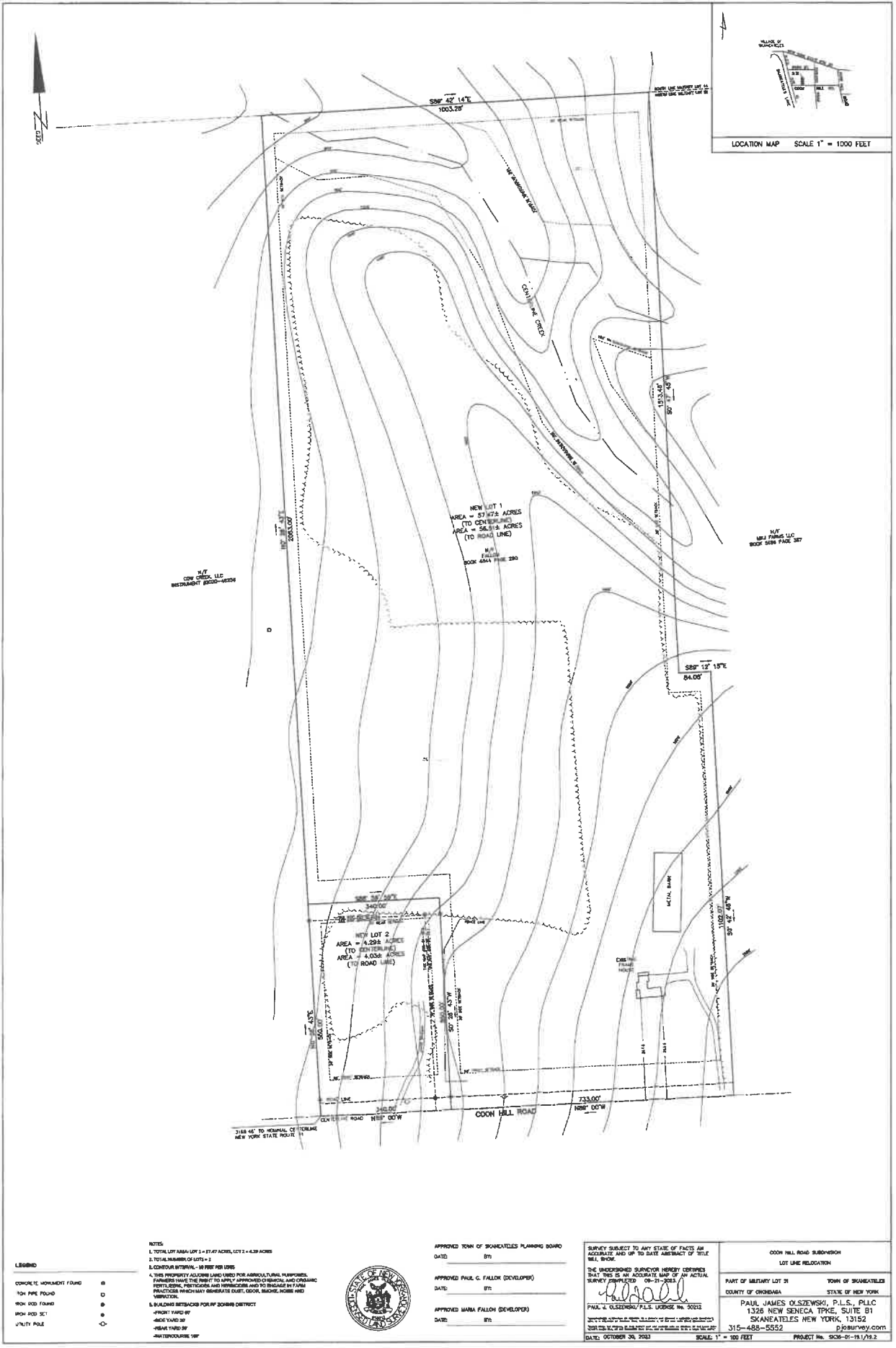
NARRATIVE

The Fallon property was a 60.7 acre lot with 1,073 ft of road frontage on Coon Hill Road located in the RF zoning district and in the Skaneateles Lake Watershed. It was subdivided into two lots in 2022 creating a 3.27 acre lot with the minimum 300 ft road frontage to be developed into a residential lot and the remaining house and barn remaining on 57.67 acres with 733 ft of road frontage.

The proposed lot lie relocation is to give Lot 2 an additional 40 ft of road frontage so the shared property lie is at an existing fence location and to make Lot 2 four acres in size. The driveway has already been installed on Lot 2 and a septic system approved for 4 bedrooms. Lot 1 will have 733 ft of road frontage and be 56.91 acres in size.

(315) 685-8144

Member of the American Institute of Architects



LEGEND

- CONCRETE MONUMENT FOUND ○
- IRON PIPE FOUND □
- IRON ROD FOUND ●
- IRON ROD SET ○
- UTILITY POLE ◐

NOTES

1. TOTAL LOT AREA LOT 1 = 57.47 ACRES, LOT 2 = 4.29 ACRES
2. TOTAL NUMBER OF LOTS = 2
3. CONTOUR INTERVAL - 10 FEET PER 100'
4. THIS PROPERTY IS LOCATED IN AN AREA USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED ORGANIC AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY BE NECESSARY TO MAINTAIN SOILS AND WATER QUALITY.
5. BUILDING SETBACKS POLICY ZONING DISTRICT - FRONT YARD BY - 40.00' SIDE YARD BY - 10.00' REAR YARD BY - 40.00' SIDE COURSE 10'



APPROVED TOWN OF SKANEATELES PLANNING BOARD

DATE: BY:

APPROVED PAUL G. FALLON (DEVELOPER)

DATE: BY:

APPROVED MARIA FALLON (DEVELOPER)

DATE: BY:

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY EMPLOYED ON 09-21-2023.

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1328 NEW SENEGA TPKE., SUITE B1
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DATE: OCTOBER 03, 2023 SCALE: 1" = 100 FEET PROJECT No. SCS-01-19/19.2

COON HILL ROAD SUBDIVISION
LOT LINE RELOCATION

PART OF MILITARY LOT 21 TOWN OF SKANEATELES
COUNTY OF ORONOGA STATE OF NEW YORK

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